

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

April 20, 2021

7:00 pm

Members Present: Jim Linschoten, Eric Hunting, Nick Porter, Troy Allred

Members Excused: Samantha Scott, Darcey McMickell

Alternates Present: Corey Foley

Alternates Excused:

Staff Present: Allen Parker, Assistant City Manager; Matthew Tate, Building Official; and Kaitlyn Winterton, Administrative Clerk.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Vice-Chair Corey Foley welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM March 9, 2021: Vice Chair Corey Foley asked if there were any changes to the minutes from March 9, 2021. There being no corrections, *Nick Porter moved to approve the minutes of March 9, 2021 as presented. Jim Linschoten seconded the motion. The motion passed with all voting in favor.*

PUBLIC HEARING

AMEND SECTION 16.28 “SIGN REGULATIONS” – ALLEN PARKER

Allen Parker informed the Commission members that the changes discussed for section 16.28 “Signs Regulations” in the code had been fixed to read correctly. Mr. Parker opened the discussion to the Commission members for any questions, comments or concerns. None were brought up.

Vice Chair Corey Foley opened the public hearing to receive comment from the public. There being no public comment Corey Foley closed the public hearing.

Jim Linschoten moved to forward a positive recommendation to the City Council to consider an amendment to section 16.28 “Sign Regulations” – Eric Hunting seconded the motion. The motion passed with Eric Hunting, Troy Allred, Corey Foley, Jim Linschoten and Nick Porter voting in favor.

DELETE CHAPTER 16.23 “URBAN FARMS” AND ADD SECTION 16.20.695 “URBAN FARMS” – ALLEN PARKER

Allen Parker reminded the Committee that he was proposing to move “Urban Farms” from chapter 16.23 and adding it as section 16.20.695 to make it easier to find in the code with no changes to the code being made. Mr. Parker opened the discussion to the Commission members

for any questions, comments or concerns. There was discussion about what this applied to and clarifying guidelines such as individuals selling produce having to keep it 10 feet back from the roadway. During this discussion, Nick Porter voiced that the code reads 120 feet for a structure from which to sell produce when it should read 120 square feet. Allen Parker noted this so a change could be made before sending it on to City Council for approval.

Vice Chair Corey Foley opened the public hearing to receive comment from the public. There being no public comment Corey Foley closed the public hearing.

Jim Linschoten moved to forward a positive recommendation to the City Council to consider deleting chapter 16.23 “Urban Farms” and adding section 16.20.695 “Urban Farms” with change from 120 feet in code to 120 square feet – Corey Foley seconded the motion. The motion passed with Eric Hunting, Troy Allred, Corey Foley, Jim Linschoten and Nick Porter voting in favor.

AMEND SECTION 16.40.035 “R-2 USE TABLE” – CHANGING URBAN LIVESTOCK FROM CONDITIONAL USE TO PERMITTED USE – ALLEN PARKER

Allen Parker presented change in section 16.40.035 “R-2 Use Table” from conditional to permitted use under “Urban Livestock”. He stated that this change came about due to a community resident asking if she could have 6 chickens in a residential zone and being told she would have to get a Conditional Use permit and pay a \$200.00 fee. The resident found this to be extreme for 6 chickens, which Allen Parker agreed with. The change to permitted, he stated, is to eliminate the need for approval and paying a fee due to there being very few circumstances in which additional conditions would actually apply. Vice Chair Corey Foley voiced a concern about someone calling their neighbor in for too many animals. Allen Parker assured him there are several ordinances in place to control situations in which there are too many animals for a given area to keep the animal population down in residential zones.

Vice Chair Corey Foley opened the public hearing to receive comment from the public. There being no public comment Corey Foley closed the public hearing.

Troy Allred moved to forward a positive recommendation to the City Council to consider an amendment to section 16.40.035 “R-2 Use Table” for “Urban Livestock” from Conditional to Permitted – Nick Porter seconded the motion. The motion passed with Eric Hunting, Troy Allred, Corey Foley, Jim Linschoten and Nick Porter voting in favor.

DISCUSSION ITEM

AMEND SECTION 16.56 “MANUFACTURED HOME PARK AND TRAVEL TRAILER COURT REGULATIONS” AND 16.24.152 “OVERSIZED TRAILERS” – ALLEN PARKER

Allen Parker brought to discussion section 16.56 “Manufactured Home Park and Travel Trailer Court Regulations” and section 16.24.152 “Oversized Trailers”. The topic of discussion is the amount of travel trailers – i.e. camping trailers – that should be allowed on a residential lot. He states that section 16.24.152 has no subsections and would like to add them in as A – definitions,

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B – the allowed time for occupancy in a 30 day period, and C – the amount of travel trailers allowed on a residential lot at any one time. He also wants to remove subsection C under 16.56.410 being as travel trailers are not manufactured homes. There was discussion on definition of a lot size and location and whether or not more than two travel trailers would be allowed. There was discussion on setback requirements and roadway hazards. Nick Porter was concerned with what the harm in having more than 2 or 3 travel trailers on a larger than 1 acre lot would be if no one complains or has issue. His thoughts were regarding those who store their travel trailers on their family’s land due to not having space on their own. Allen Parker agreed there could be further discussion regarding more specifics on this section. He clarified that this was only discussion for this meeting and would be adjusted and brought up for public hearing and a vote at a later date before being presented to the City Council. There was also a brief discussion on putting out a public announcement regarding trailers on the street and safety.

ADJOURN: There being no further business, *Nick Porter moved to adjourn. Jim Linschoten seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Samantha Scott, Planning Commission Chair